

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 May 2025

Application Number: 243165

Location: Old Louma Cottage, Hollybush Road, RG40 3QR

Proposal: Full application for the proposed erection of a 1No detached dwelling with associated parking and landscaping. Followed by the demolition of the existing dwelling.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered (1001 010 PL00), (1001 012 PL00), (1001 014 PL00), (1001 015 PL00), (1001 016 PL00), (1001 017 PL00), (1001 020 PL00), (1001 021 PL00), (1001 001 PL00) & (1001 011 PL00), received by the local planning authority on 17/12/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

4. Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out

in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

5. No works affecting bat roosts shall commence on site until a licence for development works affecting bats has been obtained and an email from Natural England stating that the site has been registered under the Bat Mitigation Class Licence has been submitted to and approved in writing the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

6. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. Calculations indicating the existing runoff rate from the site. 2. BRE 365 test results demonstrating whether infiltration is achievable or not.

3. Use of SuDS following the SuDS hierarchy, preferably infiltration. 4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.

5. Details demonstrating how foul drainage will be managed, represented on the drainage strategy plan.

6. Groundwater monitoring confirming seasonal high groundwater levels in the area.

7. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

8. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2024) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

7. Land Contamination/Gas Protection Measures.

Prior to the commencement of development, a preliminary Risk Assessment shall be conducted and submitted to the local planning authority for approval, in line with the Land Contamination Risk Management procedure as defined by the Environment

Agency, to determine if any gas protection measures are required, and if so, identify these in a clearly defined scheme of works. Any approved necessary remediation or mitigation measures shall be undertaken prior to occupation of the development and are to be maintained in perpetuity.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

8. Unexpected Land Contamination.

If land contamination is found at any time during site clearance, groundwork, and construction, the discovery shall be submitted to the Local Planning Authority within 28 days of its discovery. A full contamination risk assessment shall be carried out, and if found to be necessary, a remediation method statement shall be submitted to the local planning authority for written approval within 3 months of the contamination first being found. The risk assessment and remediation method statement shall be implemented in accordance with the approved details.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land.

9. Boundary Treatments

Prior to occupation of the development hereby permitted, details of all boundary treatment(s) including the proposed native hedgerow and fencing adjoining the TPO woodland, shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In order to protect the TPO woodland and in the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policies CC03 and TB21.

10. Protection of trees

The development hereby permitted shall be carried out strictly in accordance with the Arboricultural Impact Assessment & Method Statement (reference: AIA/AMS06672/2025), dated March 2025.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

11. Restriction of permitted development rights

Notwithstanding the provisions of Classes A, E and F of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out to the north eastern or north western elevations of the property without the express permission in writing of the local planning authority.

*Reason: To safeguard the Countryside and the on site/adjoining TPO Woodland.
Relevant policy: Core Strategy policies CP1, CP3 and CP11, and Managing Development Delivery Local Plan policy CC03.*

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

5. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

BJC

Recommendation and conditions/reasons agreed:

Date: 01.10.25

REMEMBER - The earliest date for a decision on this application is: **16 January 2025**